



## Hammonds Drive Hammonds Drive, Peterborough, PE1 5AA

**Asking price £140,000**

CityRise are thrilled to present this investment opportunity in Peterborough. This modern and stylish 2-bedroom, 1 bathroom apartment is tailor-made for first time investors and for those who are looking to expand their investment portfolio. Located in a sought-after area with access to essential amenities, this property offers convenience and comfort to potential tenants.

Boasting a sleek design and efficient layout, this apartment is primed for excellent rental income potential. The open-plan living area provides a welcoming space for tenants, while the well-appointed bedrooms offer privacy and relaxation. Investors will appreciate the low maintenance cost of this property, ensuring a high return on investment.

In addition to its attractive features, this apartment benefits from being situated in a growing rental market in Peterborough, making it a lucrative investment opportunity. Don't miss your chance to acquire this exclusive property designed for investors seeking long-term financial gains.

Please get in touch with us if you wish to discuss this property investment or other buy to let opportunities.

Council Tax Band - B



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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